

REDEVELOPMENT AGENCY MINUTES

Regular of 11/2/76

MINUTES OF THE REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY OF  
SAN DIEGO, CALIFORNIA  
TUESDAY, NOVEMBER 2, 1976

Present - Members Johnson, O'Connor, Hubbard, Morrow, Gade, Ellis, Haro  
and Chairman Wilson.  
Absent - Member Williams.  
Secretary - Edward Nielsen.

Chairman Wilson called the Regular Meeting of the Redevelopment Agency to order at 2:16 P.M.

On motion of Member Johnson, seconded by Member O'Connor, the Minutes of the Special Meeting of September 14, 1976 were unanimously approved.

(The following item was continued from the Regular Meeting of October 5, 1976.)

The hour of 2:00 P.M. having arrived, Chairman Wilson announced that this is the time and place for the Joint Public Hearing by the City Council and the Redevelopment Agency of The City of San Diego for the purpose of hearing testimony of all interested parties on the Redevelopment Plan for the Dells Redevelopment Project.

Mr. James Spotts, of City staff, gave the background on the Dells Redevelopment Project and responded to questions from the Members.

Mrs. Jewell Hooper, Chairperson of the Southeast San Diego Development Committee, spoke.

Member Williams entered the meeting.

Chairman Wilson declared this hearing closed.

The Consultants presentation on Marina Market Analysis Report was presented at this time.

Dr. Sol Rabin, of Coldwell Banker Management Corporation, made the presentation. He responded to questions from the Members and recommended that the Agency proceed with this project.

Chairman Wilson left the meeting and Vice Chairman O'Connor assumed the Chair.

On motion of Member Haro, seconded by Member Johnson, it was unanimously agreed to accept the Marina Market Analysis Report.

RESOLUTION NO. 301, setting a Joint Hearing with the City Council in accordance with the California Redevelopment Law, for 2:00 P.M., September 7, 1976, to consider the adoption of the Marina Redevelopment Plan; and directing the Agency Secretary, in cooperation with the City Clerk, to publish and mail notice of said joint public hearing at the time, in the manner, and with the other documents as required and established by law, was unanimously adopted on motion of Member Johnson, seconded by Member Haro.

RESOLUTION NO. 302, adopting Redevelopment Agency Policy 300-6 entitled "Rules Governing Participation by Owners, Operators of Business, and Tenants in the Marina Redevelopment Project"; and instructing the Secretary to add the aforesaid to the Redevelopment Agency Policy Manual, was unanimously adopted on motion of Member Haro, seconded by Member Johnson.

A proposed resolution, setting a Joint Hearing with the City Council, in accordance with the California Redevelopment Law, for 2:00 P.M., December 7, 1976, to consider the adoption of the Columbia Redevelopment Plan; and directing the Agency Secretary, in cooperation with the City Clerk, to publish and mail notice of said joint public hearing at the time, in the manner, and with the other documents as required and established by law, was presented.

Mr. James Spotts informed the Agency that the Centre City Development Corporation Board will be considering the feasibility of the Convention Center and its location in the Columbia Redevelopment Project on Friday, November 5, 1976.

Member Gade requested that the resolution be amended to add the following: "The Convention Center portion of the Columbia area report, as developed by the Centre City Development Corporation, be presented to the City Council and the Agency at the same time as companion item 11 (proposed resolution on the Owner Participation Agreement with the Unified Port District) on November 9, 1976."

RESOLUTION NO. 303, setting a Joint Hearing with the City Council, in accordance with the California Redevelopment Law, for 2:00 P.M., December 7, 1976, to consider the adoption of the Columbia Redevelopment Plan; directing the Agency Secretary, in cooperation with the City Clerk, to publish and mail notice of said joint public hearing at the time, in the manner, and with the other documents as required and established by law; and that the Convention Center portion of the Columbia area report, as developed by the Centre City Development Board, be presented to the City Council and the Agency at the same time as companion Item 11 (proposed resolution on the Owner Participation Agreement with the Unified Port District) on November 9, 1976, was unanimously adopted, as amended, on motion of Member Gade, seconded by Member Haro.

RESOLUTION NO. 304, adopting Redevelopment Agency Policy 300-7 entitled "Rules Governing Participation by Owners, Operators of Business, and Tenants in the Columbia Redevelopment Project"; and instructing the Secretary to add the aforesaid to the Redevelopment Agency Policy Manual, was unanimously adopted on motion of Member Gade, seconded by Member Johnson.

RESOLUTION NO. 305, accepting the Gaslamp Quarter Preliminary Redevelopment Plan and directing the Redevelopment Agency staff to prepare a redevelopment plan based upon the Gaslamp Quarter Preliminary Redevelopment Plan, was unanimously adopted on motion of Member Haro, seconded by Member Johnson.

A proposed resolution, authorizing the Executive Director, or his designee, to negotiate for the purchase of two properties located within the Horton Plaza Project and, pending successful negotiations with the respective owners, accept grant deeds for the transfer of ownership of the property to the Redevelopment Agency. In addition, authorization is granted to expend not-to-exceed \$612,500.00 for acquisition, relocation and related expenses for these properties, was presented.

Mr. James Spotts spoke on this item stating that the Centre City Development Corporation recommends approval of the recommendation that the Knights of Pythias Building be demolished.

Mr. Godfred, of the ad hoc committee, spoke recommending that the City purchase the Knights of Pythias Building for use by cultural activities.

Member O'Connor suggested the matter of the Knights of Pythias Building be referred to the Manager's Office for a report.

Mr. Spotts recommended that the Knights of Pythias Building matter be referred to the Centre City Development Corporation for a report from them.

RESOLUTION NO. 306, authorizing the Executive Director, or his designee, to negotiate for the purchase of two properties located within the Horton Plaza Project and, pending successful negotiations with the respective owners, accept grant deeds for the transfer of ownership of the property to the Redevelopment Agency; in addition, authorization is granted to expend not-to-exceed \$612,500.00 for acquisition, relocation and related expenses for these properties; and referring Mr. Godfrey's communication to the Centre City Development Corporation, was unanimously adopted on motion of Member Haro, seconded by Member Johnson.

A proposed resolution, approving in concept the proposed Owner Participation Agreement with the San Diego Unified Port District (Navy Field/Harbor Drive) was presented.

On motion of Member Haro, seconded by Member Gade, it was unanimously agreed to continue this item to 2:00 P.M., Tuesday, November 9, 1976.

At this time, under Unanimous Consent granted to Vice Chairman O'Connor, the following item was considered:

RESOLUTION NO. 307, authorizing the Executive Director, or his designee, to execute an agreement between the Redevelopment Agency of The City of San Diego, the City of San Diego and the County of San Diego, pursuant to which agreement the County will received \$1,000,000 as a contribution toward the construction costs of a County Office Building to be located in the Centre City area; and pursuant to which agreement the Agency will repay to City, within five years of commencement of construction of such building, the advance of such \$1,000,000 by City, from tax increment funds or other available funds, was unanimously adopted on motion of Member Haro, seconded by Member Johnson.

The Regular Meeting was adjourned at 4:25 P.M., to Tuesday, November 9, 1976, at 2:00 P.M., in the Council Chambers, 12th Floor, City Administration Building, to consider Item 11 (Approving in Concept the Proposed Owner Participation Agreement with the San Diego Unified Port District (Navy Field/Harbor Drive)).



Chairman of the Redevelopment Agency  
of The City of San Diego, California

ATTEST:



Secretary of the Redevelopment Agency  
of The City of San Diego, California